

## ZONING AND BUILDING AGENDA

JULY 1, 2003

### NEW APPLICATIONS

- 260253 VILLAGE OF SAUK VILLAGE, Owner, 21701 Torrence Avenue, Sauk Village, Illinois 60411, Application (No. MA-03-05; Z03137). Submitted by Messiah Spanish Baptist Church, Attn: Richard Stelter, 165 West Tenth Street, Chicago Heights, Illinois 60411. Seeking a MAP AMENDMENT from the P-1 Public Land District to the R-4 Single Family Residence District for the use of the existing building as a Church and Sunday School Facility in Section 30 of Bloom Township. Property consists of approximately 4.52 acres located on the west side of Burnham Avenue, approximately 335 feet north of Katz Corner Road in Bloom Township. Intended use: Church and related activities.
- 260254 CATHOLIC BISHOP OF CHICAGO, Attn: John C. O'Malley, 155 East Superior Street, Chicago, Illinois 60611, Application (No. SU-03-06; Z03125). Submitted by Sexton Energy, LLC, 4415 West Harrison Street, Suite 535, Hillside, Illinois 60162. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to build a landfill gas fueled electrical power plant in Section 30 of Proviso Township. Property consists of approximately 15.03 acres located on the northeast corner of 31st Street and Interstate 294. Intended use: To build a landfill gas fuel electrical power plant.

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 260243 DOCKET #7329 - JERRY WHITE, Owner, Application: Variation to reduce the lot area from the minimum required 40,000 square feet (requirement for well and septic) to 14,356 square feet (existing); to reduce the lot width from the minimum required 150 feet (requirement for well and septic) to 109 feet (existing); to reduce the rear yard setback from the minimum required 50 feet to 25 feet (existing); and to reduce the left interior side yard setback from 15 feet to 6 feet for an addition to property served by well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.33 of an acre, located on the southwest corner of Pratt Boulevard and Marion Street in Schaumburg Township. **RECOMMENDATION: That variation application be granted.**
- 260244 DOCKET #7330 - JERRY WHITE, Owner, Application: Variation to reduce the lot area from the minimum required 40,000 square feet (requirement for well and septic) to 12,560 square feet (existing); to reduce the lot width from the minimum required 150 feet (requirement for well and septic) to 95 feet (existing); to reduce both side yard setbacks from the minimum required to 15 feet to 7 feet; and to increase the floor area ratio from the maximum allowed .25 to .31 for a single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.33 of an acre, located on the southwest corner of Pratt Boulevard and Marion Street in Schaumburg Township. **RECOMMENDATION: That variation application be granted.**
- 260245 DOCKET #7386 - PHOENIX EQUITIES II, LLC, Owner, Application: Variation to reduce the lot width from the required 150 feet (requirement for well and septic) to 70 feet (existing); to reduce the lot area from the required 40,000 square feet (requirement for well and septic) to 12,714 square feet (existing-to replace the old septic system); to reduce the front yard area setback from the required 30 feet to 27.6 feet (existing); to reduce the right interior side yard setback from the required 10 feet to 4.35 feet (existing); and to reduce the left interior side yard setback from the required 10 feet to 7 feet (existing) to rehab and remodel an existing single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre located on the east side of Artesian Avenue, approximately 507.11 feet south of 159<sup>th</sup> Street in Bremen Township. **RECOMMENDATION: That variation application be granted.**
- 260246 DOCKET #7489 - K. WEBER AND J. OLESKIEWICZ, Owners, Application: Variation to reduce the left interior side yard setback from the required 15 feet to 4 feet for a detached garage in the R-4 Single Family Residence District. The entrance to the garage will be located off of Mason Avenue. The subject property consists of approximately 0.69 of an acre located on the west side of Mason Avenue, approximately 300 feet north of 129th Street in Worth Township. **RECOMMENDATION: That variation application be granted.**

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS CONTINUED:**

- 260247 DOCKET #7490 - W. OSTING, Owner, Application: Variation to reduce the rear yard setback from the minimum required 5 feet to 3 feet; to reduce the left interior side yard setback from the minimum required 10 feet to 6 feet; and to reduce the corner side yard setback from the minimum required 15 feet to 8 feet for a detached garage in the R-5 Single Family Residence District. The existing garage will be demolished. The garage will be facing the alley. The subject property consists of approximately 0.14 of an acre, located on the southeast corner of Oakwood Avenue and Springfield Avenue in Worth Township. **RECOMMENDATION: That variation application be granted.**
- 260248 DOCKET #7491 - A. LONGHI, Owner, Application: Variation to increase the height of the fence in the front yard from the maximum allowed 3 feet to 6 feet in the R-5 Single Family Residence District. The subject property is a corner lot. The applicant testified that the traffic lights were shining into their windows and that the 6 foot fence would alleviate that problem. The subject property consists of approximately 0.39 of an acre located on the northeast corner of Greenwood Drive and East Greenwood Drive in Maine Township. **RECOMMENDATION: That variation application be granted.**
- 260249 DOCKET #7492 - N. ROBERTS, JR., Owner, Application: Variation to reduce the lot area from the minimum required 40,000 square feet (requirement for well and septic) to 28,300 square feet (existing); to reduce the lot width from the minimum required 150 feet (requirement for well and septic) to 100 feet (existing); and to reduce the right interior side yard setback from 15 feet to 3 feet for a detached garage in the R-4 Single Family Residence District. This is the only place the garage could be placed due to the septic field. The subject property consists of approximately 0.65 of an acre located on the north side of Dewey Avenue, approximately 600 feet east of Kostner Avenue in Rich Township. **RECOMMENDATION: That variation application be granted.**
- 260250 DOCKET #7493 - S. & K. DECKER, Owners, Application: Variation to reduce the left interior side yard setback from the minimum required 15 feet to 10 feet (existing); for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.64 of an acre located on the west side of Monitor Avenue, approximately 500 feet north of 131st Street in Worth Township. **RECOMMENDATION: That variation application be granted.**
- 260251 DOCKET # 7495 - P. GOUSSET, Owner, Application: Variation to reduce the lot area from the minimum required 40,000 square feet (requirement for well and septic) to 20,875 square feet (existing); to reduce the lot width from the minimum required 150 feet (requirement for well and septic) to 125 feet (existing); to reduce the front yard setback from the minimum required 40 feet to 30 feet (existing); to reduce the corner side yard setback from 25 feet to 20 feet (existing); and to reduce the left interior side yard area setback from 15 feet to 11 feet (existing) for an addition to property served by well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the northwest corner of Walnut Street and 130th Place in Lemont Township. **RECOMMENDATION: That variation application be granted.**
- 260252 DOCKET #7496 - SHURGARD SELF STORAGE Owner, Application: Variation to reduce the front yard setback from the minimum required 15 feet to 0 feet for an on-premise pylon identification sign (15 1/2 feet x 6 feet) for a self storage facility in the I-1 Restricted Industrial District. Due to the location of the parking lot the space for the placement of the sign is very limited. The subject property consists of approximately 3.099 acres located on the northeast corner of Greenwood Avenue and West Lake Avenue in Northfield Township. **RECOMMENDATION: That variation application be granted.**

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS:**

247592 DOCKET #7227 - TED PANAGIOTOPoulos, ANTHONY DINOVELLA, CYNTHIA L. BUDA TRUST, GAEL STINAUER, VINCENT A. BILLOTTO, JR., THOMAS MCAULIFFE, MARION LESNICKI, Owners c/o, 332 West Burlington, LaGrange, Illinois 60525, Application (No. SU-21-21; Z01137). Submitted by Matthew M. Klein, 332 West Burlington, LaGrange, Illinois 60525. Seeking a SPECIAL USE in the R-3 Single Family Residence District for a Planned Unit Development for nine (9) single family residences in Section 32 of Palos Township. The property consists of approximately nine (9) acres located on the east side of Wolf Road approximately 593 feet south of 131st Street in Palos Township. Intended use: Nine (9) single family lots (as existing), wetland conservation area (as existing), private road (as existing – Frances Lane), private gate entry at Wolf Road.

**RECOMMENDATION: That the application be granted a one-year extension of time.**

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248902 DOCKET #7243 - RALPH AND RUTH KOTTKE, Owners, 238 West Lincoln Street, Barrington, Illinois 60010, Application (No. MA-22-02; Z02011). Submitted by Schain, Barney, Ross & Citren, 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-1 Single-Family Residence District (for property zoned R-2 Single-Family Residence District, but zoned R-1, as mandated by the Zoning Ordinance upon its court ordered and disconnection from South Barrington) to the R-3 Single-Family Residence District. The R-2 Single Family Residence District to the R-3 Single Family Residence District for a Planned Unit Development (if granted under companion SU-22-04) for fourteen (14) single family homes in Section 22 of Barrington Township. The property consists of approximately 21 acres located on the south side of Algonquin Road, approximately 1100 feet west of Stover Road in Barrington Township. Intended use: For fourteen (14) single-family homes. **RECOMMENDATION: That application be granted.**

248903 DOCKET #7244 - RALPH AND RUTH KOTTKE, Owners, 238 West Lincoln Street, Barrington, Illinois 60010, Application (No. SU-22-04; Z02012). Submitted by Schain, Barney, Ross & Citren, 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE from in the R-3 Single Family Residence District (if granted under companion MA-22-01) for fourteen (14) single family homes in Section 22 of Barrington Township. Property consists of approximately 21 acres located on the south side of Algonquin Road approximately 1100 feet west of Stover Road in Barrington Township. Intended use: For the construction of fourteen (14) single family homes on minimum lot sizes in excess of 40,000 square feet. **RECOMMENDATION: That application be granted.**

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256923 DOCKET #7394 - MICHAEL J. FISHER, Owner, 431 Princeton, Villa Park, Illinois 60181, Application (No. A-02-03; Z02131). Submitted by same. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the R-5A Residential Transition District to build three (3) single-family residences in Section 29 of Leyden Township. Property consists of approximately 0.46 of an acre located on the south side of Schubert Avenue, approximately 298 feet west of Geneva Avenue in Leyden Township. Intended use: For three (3) single-family residences.

**The applicant is requesting a sixty-day extension on docket number #7394.**

\* The next regularly scheduled meeting is presently set for Thursday, September 4, 2003.